

For Sale

244 Dalton Ave,
Kingston, On

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Rockwell Commercial Real Estate, Brokerage

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Property Facts

Lot Size:	± 2.06 acres
Building Rentable Area:	± 14,980 sf
Units Leased:	Six (6)
Zoning:	Industrial Zone M.267 (By-Law № 8499)
Legal Description:	PT LT 22-23 CON 3 KINGSTON PT 1 13R9884 & AS IN FR357756; T/W FR583338; S/T FR586700; KINGSTON ; THE COUNTY OF FRONTENAC
PIN:	360630112
Environmental:	New Phase I and II ESA reports completed 2024/2025
Property Taxes:	\$36,305.04 (2024 Final)
Clear Height (Warehouse):	± 14'11" ft (varies)
Doors:	10 grade-level overhead doors
Occupancy:	Tenants - Fully occupied
Seller:	Samuel Fernando Schneider and Ron Elihu McAdoo, Estate Trustees for the Estate of Maria Delia Schneider-McAdoo
Disclaimer:	Offering on a as-is where-is basis without any representations or warranties.

Asking Price \$1,750,000.00 (\$116.82 psf)

Irrevocable for offering: minimum of three (3) business days required.



Broker's Data Room

Qualified Buyers may access additional information including rent roll, expense history, environmental reports, etc. after execution of the non-disclosure agreement found [HERE](#).

Zoning

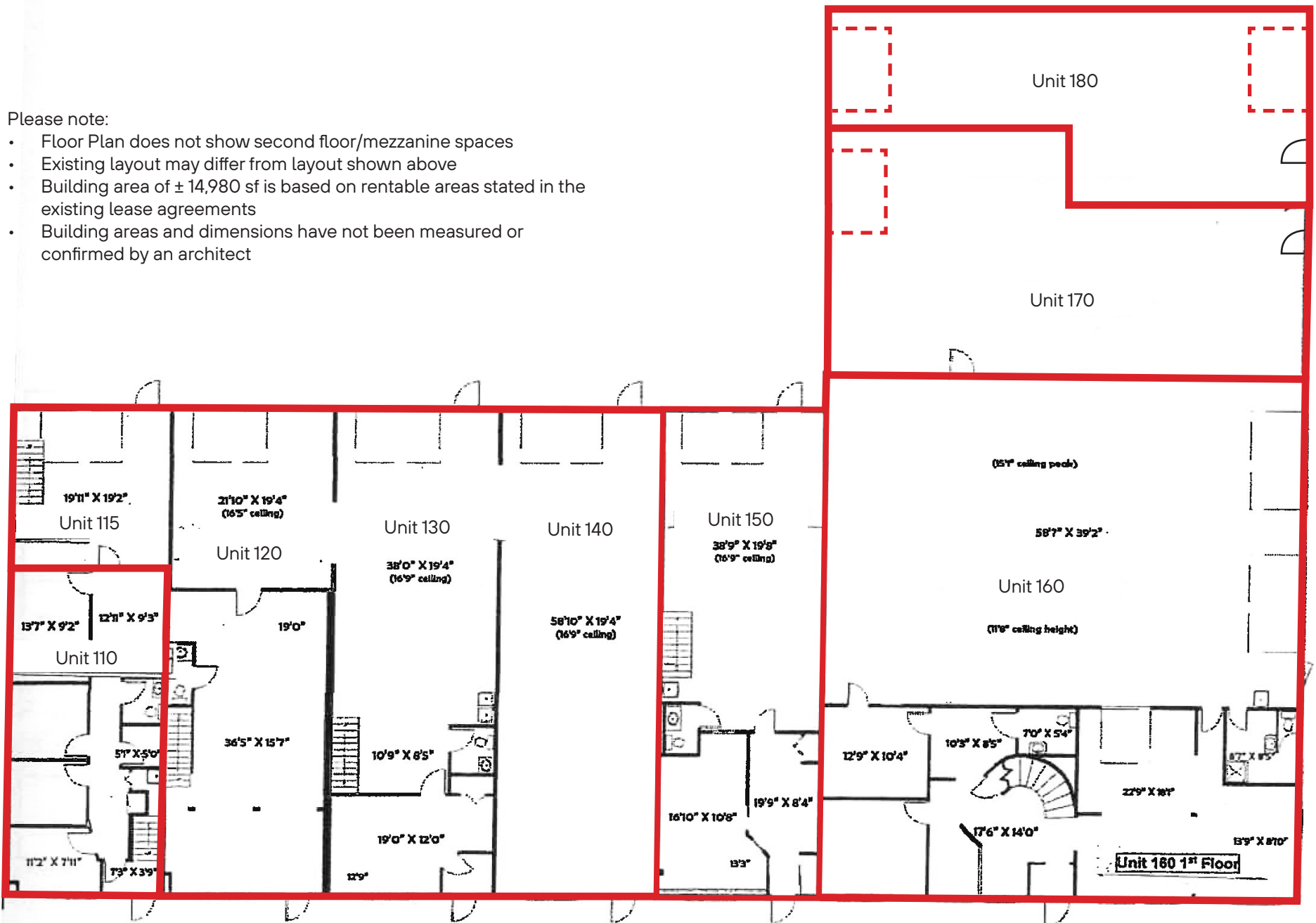
M.267 (Industrial Zone) zoning allows for a wide variety of uses including:

- Farms
- Market gardens / nursery / garden centre / greenhouse
- Any manufacturing, compounding, processing, treating, assembling, repairing packaging establishment which is not obnoxious by reason of the emission of contaminants as defined in the Environmental Protection Act, 1971 pr its legal successor, and which has obtained a certificate of approval as required under the Act
- Distributing plants, trucking or freighting terminals, wholesale businesses storage buildings and warehouses
- Laboratories
- Laundries and cleaners
- Animal hospitals, kennels and shelters
- A watchman's quarters
- A accessory buildings to any use permitted in M zone
- Accessory uses which are clearly subordinate to use permitted in the M zone. These accessory uses include retailing provided that no accessory retail uses shall occupy an area which is greater than 25% of the total floor area of all buildings on the lot

Floor Plan

Please note:

- Floor Plan does not show second floor/mezzanine spaces
- Existing layout may differ from layout shown above
- Building area of ± 14,980 sf is based on rentable areas stated in the existing lease agreements
- Building areas and dimensions have not been measured or confirmed by an architect



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Contact Information

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Connectivity

Ottawa	
Distance	Travel Time
169 km	2hr 5min

Montreal	
Distance	Travel Time
285km	2hr 50min

Toronto	
Distance	Travel Time
257km	2hr 33min



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